

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-01-25
5-14-01

01-0903

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-08.005(1)(f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Congregate Care Facility** is hereby approved. Said use is granted to **Lenbrook Square Foundation, Inc.**, and is to be located at **3737-3751 Peachtree Road, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 10 of the 17th District, **Fulton County, Georgia**, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That Ordinance U-80-50, adopted by City Council November 3, 1980 and approved by the Mayor November 8, 1980, granting a Special Use Permit for a Nursing Home to be located at 3751 Peachtree Road, N.E. and granted to Lenbrook Properties is hereby amended to delete the currently governing site plan entitled "Lenbrook Square for Lenbrook Properties" prepared by Danielson and Paine and Associates, Architects, Inc., marked received by the Bureau of Planning August 19, 1980, and substitute in lieu thereof the identical site plan and conditions approved by this ordinance, U-01-25, for the purpose of granting a Special Use Permit for a Congregate Care Home at 3737-3751 Peachtree Road, N.E.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 10 OF THE 17TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF KINGSBORO ROAD (80' R/W WIDTH) WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF PEACHTREE ROAD (80' R/W WIDTH); THENCE PROCEED IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY OF PEACHTREE ROAD FOR A DISTANCE OF 248.95 FEET TO A HALF INCH REINFORCING BAR FOUND AT THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS ESTABLISHED;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF PEACHTREE ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1487.90 FEET AN ARC LENGTH OF 100.00 FEET AND A CHORD OF NORTH 49 DEGREES 57 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 99.98 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY OF PEACHTREE ROAD NORTH 47 DEGREES 05 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 200.23 FEET TO A HALF INCH OPEN TOP PIPE FOUND;

THENCE DEPART SAID RIGHT-OF-WAY OF PEACHTREE ROAD SOUTH 40 DEGREES 17 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 707.51 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 03 DEGREES 17 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 7.25 FEET TO A HALF INCH REINFORCING BAR FOUND;

THENCE SOUTH 89 DEGREES 23 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 13.35 FEET TO A HALF INCH REINFORCING BAR FOUND;

THENCE SOUTH 00 DEGREES 28 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 149.52 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 43 DEGREES 42 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 89.49 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE SOUTH 41 DEGREES 43 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 13.02 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1920.00 FEET AN ARC LENGTH OF 161.00 FEET AND A CHORD OF SOUTH 49 DEGREES 47 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 160.95 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE NORTH 37 DEGREES 46 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 253.20 FEET TO A HALF INCH CRIMP TOP PIPE FOUND;

THENCE NORTH 37 DEGREES 33 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 108.53 FEET TO A FIVE EIGHTHS INCH REINFORCING BAR;

THENCE NORTH 37 DEGREES 32 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 489.50 FEET TO THE POINT OF BEGINNING;

SAID PROPERTY CONTAINS 6.0711 ACRES OR 264,455 SQUARE FEET.

